



City of Villa Park

Detached Residential Accessory Structures

EXTRACT FROM PROPERTY DEVELOPMENT STANDARDS FOR SINGLE-FAMILY, RESIDENTIAL (R1) AND SMALL ESTATE ZONES (E4)

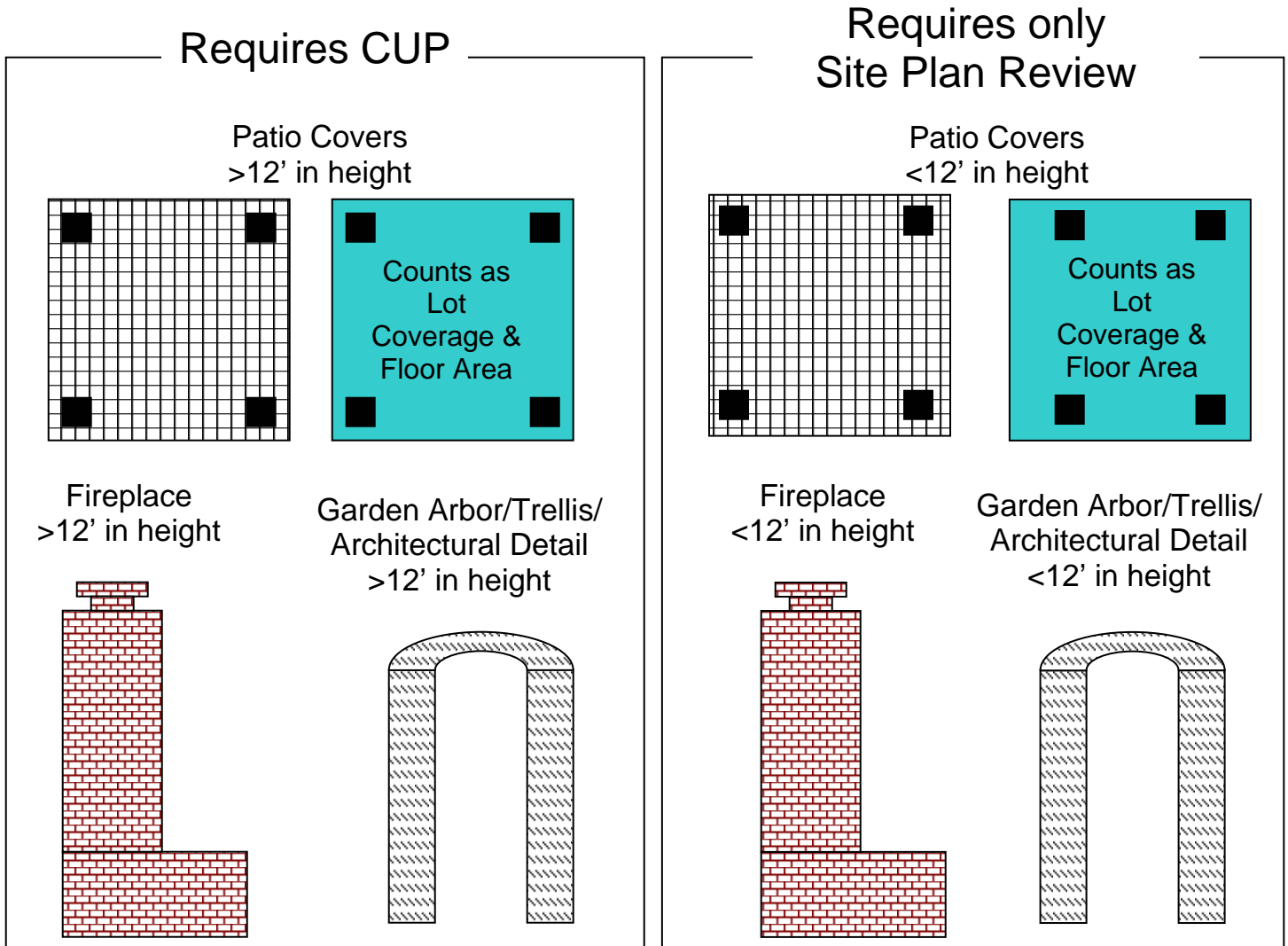
THESE STANDARDS APPLY TO <u>DETACHED RESIDENTIAL ACCESSORY STRUCTURES</u> (Including, but not limited to: Garages ¹ , Carports, Guest Houses, Pool Houses, Storage Structures, Gazebos, Recreational Facilities, Satellite Dish Antennas, Flag Poles, Mast Antennas, Playhouses, Trellises, Architectural Details, and Fireplaces,)			
<u>Building Setback Requirements</u> ²	CUP REQUIRED	SPR REQUIRED ³	
	Detached Garages, Carports and Accessory Structures <u>Exceeding 12' in Height</u> ⁴	Detached Accessory Structures <u>between 7' and 12' in height.</u> (Patio covers, fireplaces, arbor, trellis, architectural detail, playhouse, gazebo, sheds) Exempted are structures over 120 square feet and enclosed.	Detached Accessory Structures, <u>7' or less in height</u> (includes storage sheds, fireplaces, playhouses) ³
Front Lot Line	50'	50'	30' (E4) 20' (R1)
Interior Side Lot Line	10' (E4) 5' (R1)	10' (E4) 5' (R1)	3'
Exterior Side with vehicular access	20' for garages & carports	n/a	n/a
Interior Rear Lot Line	10' (E4) 5' (R1)	10' (E4) 5' (R1)	3'
Exterior Rear Lot Line	20'	20'	3'
Side and Rear lot lines adjacent to front setback of abutting lot	25'	25'	3'
<u>Building Height Maximum</u>	15'	12'	7'
<u>Lot Coverage Maximum</u> ⁵	(E4) 32% of net lot area with all structures at 1 story; 24% of net lot area with any structure exceeding 1 story (R1) 30% of net lot area for 1 and 2 story homes.		
<u>Floor Area Maximum</u> ⁶	32% (E4) 40% (R1)		

Notes on Detached Structures:

- ¹ A Conditional Use Permit is required for all structures or additions totaling 4 or more garage spaces/bays or with garage doors of 8 feet or more in height.
- ² Setbacks distances are measured to the exterior wall of the structure. Eaves and overhangs on detached structures are limited to 30 inches.
- ³ SPR – A Site Plan Review is required for all new development on a property. Unless a Conditional Use Permit or Variance is required, Site Plan Reviews may be conducted over-the-counter. Fees for a SPR, CUP, or Variance are set by City Council Resolution.
- ⁴ Detached Accessory Structures, except garages and carports, placed within a front, side or rear yard abutting a street, easement or front yard of an adjoining lot must have a screening fence or landscaping to conceal it from exterior view.
- ⁵ Lot Coverage includes the total horizontal area within exterior walls of the ground floor or all single story structures over 120 square feet and enclosed, to include covered (50% or more) patios.
- ⁶ Floor Area includes the total horizontal area within exterior walls of all floors of all structures. Garages and Carports are included in determining floor area.

Detached Structures

All of the structures below previously required a Conditional Use Permit – the chart shows those that will now only require a Site Plan Review (provided all setback, lot coverage, and floor area requirements are met). Only the solid cover patio counts toward the Lot Coverage & Floor Area Ratios.



Other typical detached structures that are typically over 7' in height that would require a Conditional Use Permit, but would now require only a Site Plan Review include sheds, playhouses, barbecues, pool structures, platform decks, and small maintenance buildings. Structures that are fully enclosed, over 120 square feet, and between 7 and 12 feet in height will be exempt and still require a Conditional Use Permit.